



**Tigh an Eilean, Cordon, Lamlash, Isle Of Arran**

**Offers Over £350,000**









**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*STUNNING ISLAND LOCATION\*\*** Fabulous four bedroom detached home situated in the idyllic Isle of Arran. **\*\*FANTASTIC FAMILY ACCOMODATION\*\*** Surrounded by breath-taking coastal scenery and amazing views. **\*\*IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE\*\*** VIEW IN PERSON OR ONLINE. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to Tigh an Eilean and this substantial four bedroom accommodation ideal for families or those looking for a business opportunity within the stunning surroundings of Arran. Entrance to the property is via the welcoming reception hallway which leads you throughout the ground floor level. The superbly spacious lounge, which has ample space for dining, is extremely bright and airy and is flooded with natural light from the large window formation. There are also french doors which lead to the rear garden space.

The modern fitted kitchen has plentiful storage in a range of high gloss aubergine and cream base and wall mounted units. The contrasting timber effect countertop makes for an efficient workspace. There is a host of integrated appliances including a five-ring gas hob with extractor hood, double oven/grill, dishwasher and stainless-steel composite sink with mixer tap. The kitchen area has under floor heating. There is a separate utility room which has further space for additional appliances including a washing machine and tumble dryer. The kitchen currently houses a dining table with 6 chairs, making this a great place for entertaining.

On the ground floor there are two double bedrooms, of which one is the master. The master bedroom is generous in size and benefits from an en suite shower room and dressing area which includes mirror fitted wardrobes. Completing the ground level accommodation is the pristine family bathroom which comprises of w.c, wash hand basin and bath with wall mounted shower head and glass shower screen. Chrome fixtures and fittings can be found throughout.

The staircase, with fitted carpet and timber banister, leads you up to the first floor where the further two bedrooms and shower room are located. The two double bedrooms are both well-proportioned with bedroom 2 benefiting from an en suite shower room which includes w.c, wash hand basin and walk in shower cubicle. The shower room completes the internal accommodation and is made up of a white glazed w.c and wash hand basin and a walk-in corner shower cubicle. The property benefits from oil fired central heating and double glazing proving the entire home with a lovely warmth all year round.

Externally, the fully enclosed rear garden is pet and child friendly and is made up of laid lawn, mature shrubbery, and a paved patio area. There is also a decorative pergola which covers a raised decked area and would be ideal for dining al fresco in the summer months. To the front, there is a driveway for off street parking.

The Isle of Arran is located off the west coast and has regular services from Ardrossan ferry terminal. Despite it being an escape from busy mainland life, Arran has everything you could wish for on a Scottish island; stunning shorelines, breath-taking beaches, a range of golf courses and the luxurious Auchrannie resort. Not to mention the renowned produce including creamy cheeses, delightful whiskeys, and moreish chocolates.

Whether you are looking to stroll through the countryside and take in the scenery, climb mountain peaks the island has to offer or be on the look out for the local wildlife, Arran has something to appeal to every outdoors lover! There are also great local amenities, including a supermarket, with nothing ever being too far away.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

GROUND FLOOR ROOM DIMENSIONS:

Lounge: 7.20m (23'8") x 4.50m (14'10")

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